



**CITY COUNCIL EXECUTIVE COMMITTEE MEETING
CITY COUNCIL CHAMBERS, THIRD FLOOR, CITY HALL,
#1 CITY HALL PLACE, PUEBLO, COLORADO 81003.**

**MONDAY, MARCH 10, 2025
5:30 PM**

Individuals Requiring Special Accommodations Should Notify the City's ADA Coordinator at (719) 553-2295 by Noon on the Friday Preceding the Meeting.

Executive Committee meetings are special meetings of the City Council and are informal Council meetings for the purpose of receiving information and discussion among Council Members; no official action is taken at such meetings. The public is invited to attend, but public comment is generally not received unless otherwise noted.

Agenda

CALL TO ORDER

PRESENTATIONS

- | | |
|---|-----------|
| A. CITY UPDATE
Brian McCain, Chief of Staff
5 minute presentation | 5:30 p.m. |
| B. LOBBYIST UPDATE
Gil Romero - Capitol Success Group
15 minute presentation | 5:35 p.m. |
| C. CSU-PUEBLO DEVELOPMENT PROJECT
Garrison Ortiz - VP of University Operations and CFO
Andrew Arnold - Founder/Principal of Pioneer Development Company
Carolynne White - LEED AP
15 minute presentation | 5:55 p.m. |
| D. CITY COUNCIL INDEPENDENT ATTORNEY DISCUSSION
Regina Maestri, Councilor
Carla Sikes, City Attorney
15 minute presentation | 6:20 p.m. |

EXECUTIVE SESSION

- | | |
|---|-----------|
| A. FOR THE PURPOSE OF DETERMINING POSITIONS RELATIVE TO MATTERS THAT MAY BE SUBJECT TO NEGOTIATIONS, DEVELOPING STRATEGY FOR NEGOTIATIONS, AND/OR INSTRUCTING NEGOTIATORS, UNDER C.R.S. SECTION 24 6 | 6:40 p.m. |
|---|-----------|

402(4)(E)(I) AND TO DISCUSS THE PURCHASE, ACQUISITION, LEASE, TRANSFER, OR SALE OF ANY REAL, PERSONAL, OR OTHER PROPERTY INTEREST PURSUANT TO C.R.S. §24-6-402(4)(A) AND MORE FULLY DESCRIBED AS FOLLOWS: TO DISCUSS THE SALE OF COMMERCIAL PROPERTY.

Carla Sikes, City Attorney

20 minute presentation

ADJOURNMENT



CAMPUS DEVELOPMENT PROJECT

COLORADO STATE UNIVERSITY PUEBLO | March 10, 2025

Garrison M. Ortiz
Andrew Arnold
Carolynne White

VP of University Operations & CFO
Founder, Pioneer Development Co.
LEED AP, Brownstein



CSU SYSTEM
COLORADO STATE UNIVERSITY



Agenda

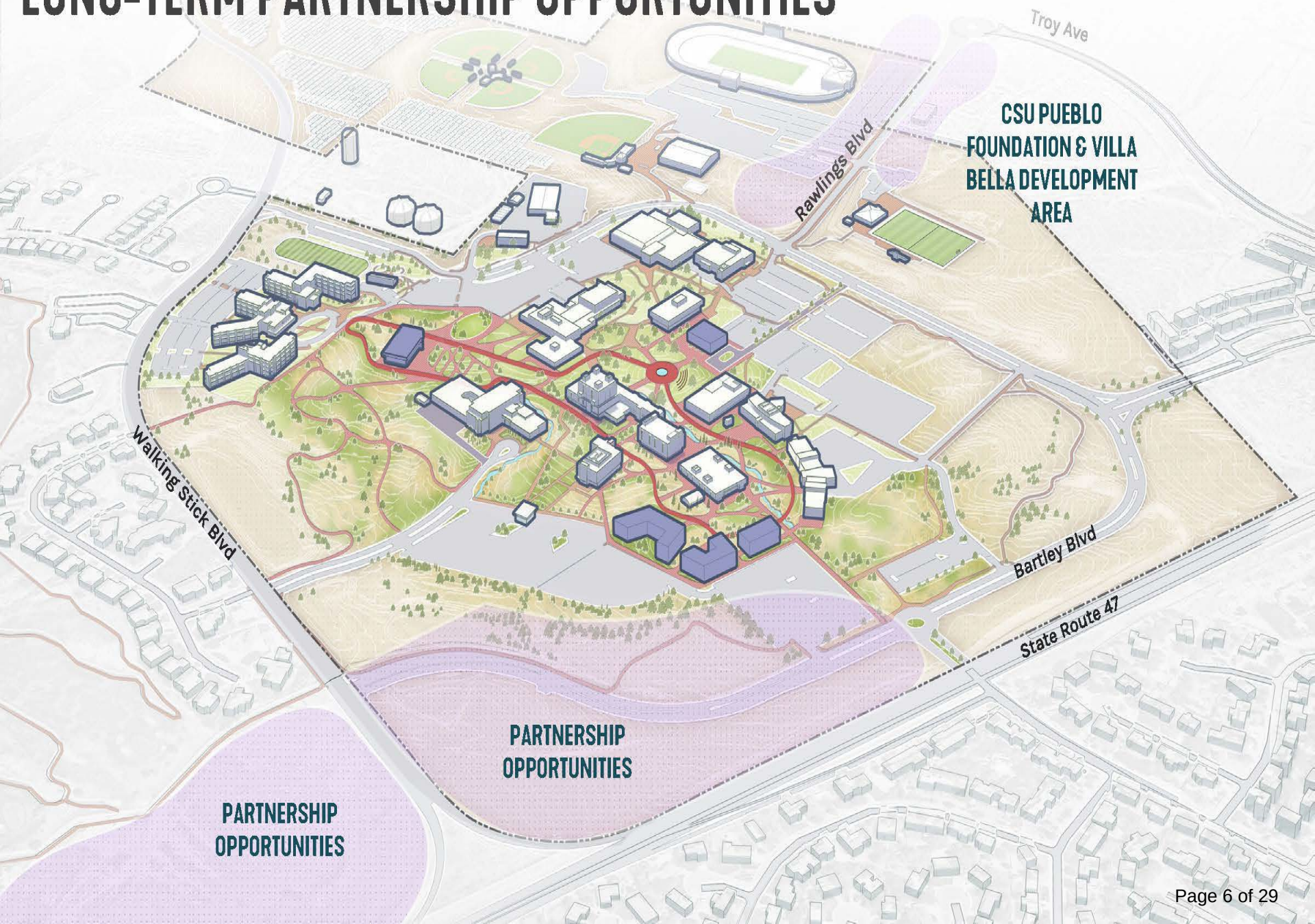
1. Project Overview
2. Conceptual Development Plan
3. Public Finance Strategy
4. Discussion



Campus Development Areas



LONG-TERM PARTNERSHIP OPPORTUNITIES

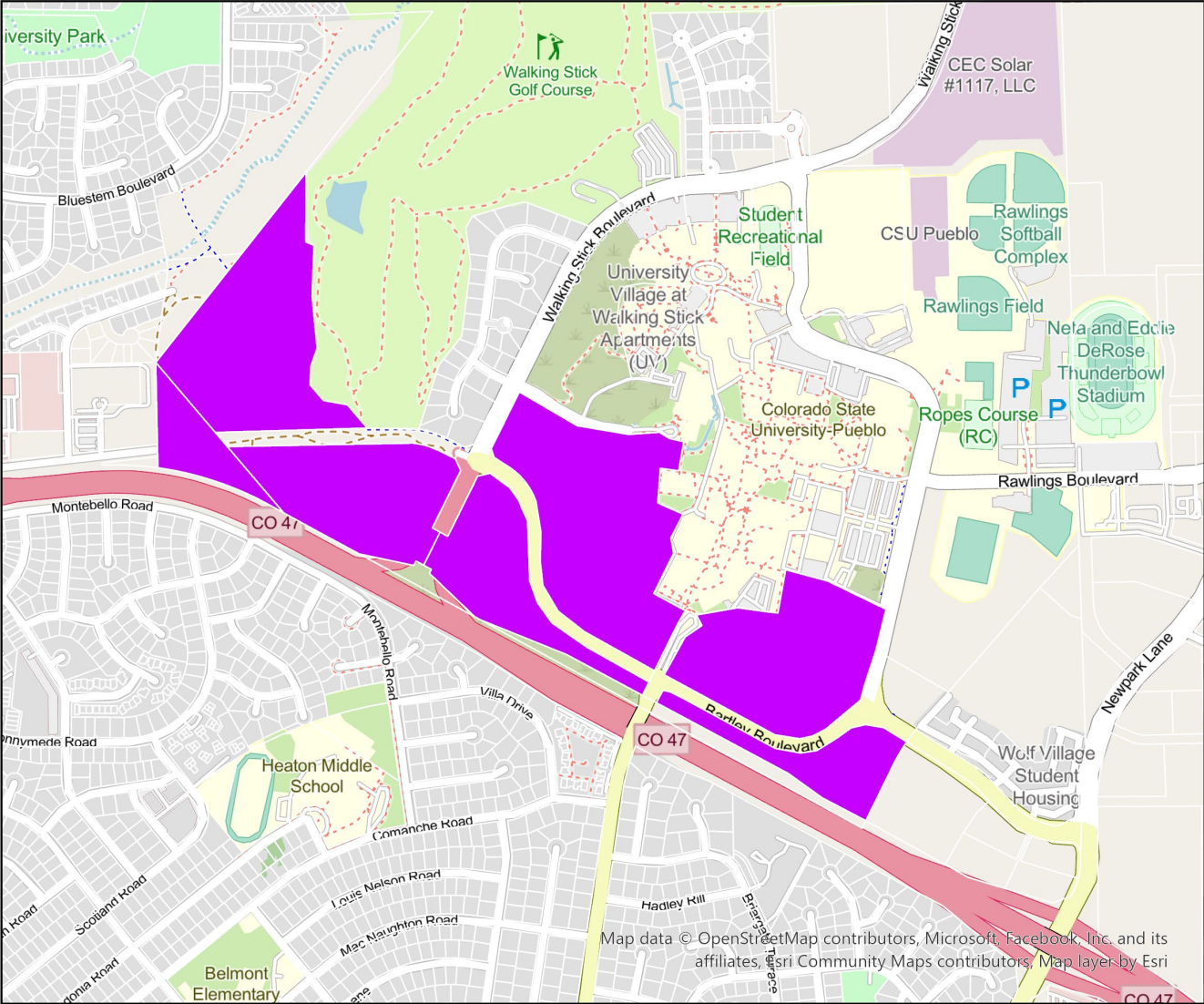


**CSU PUEBLO
FOUNDATION & VILLA
BELLA DEVELOPMENT
AREA**

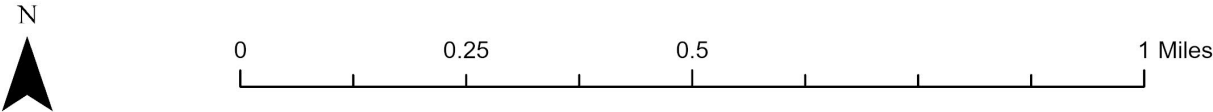
**PARTNERSHIP
OPPORTUNITIES**

**PARTNERSHIP
OPPORTUNITIES**

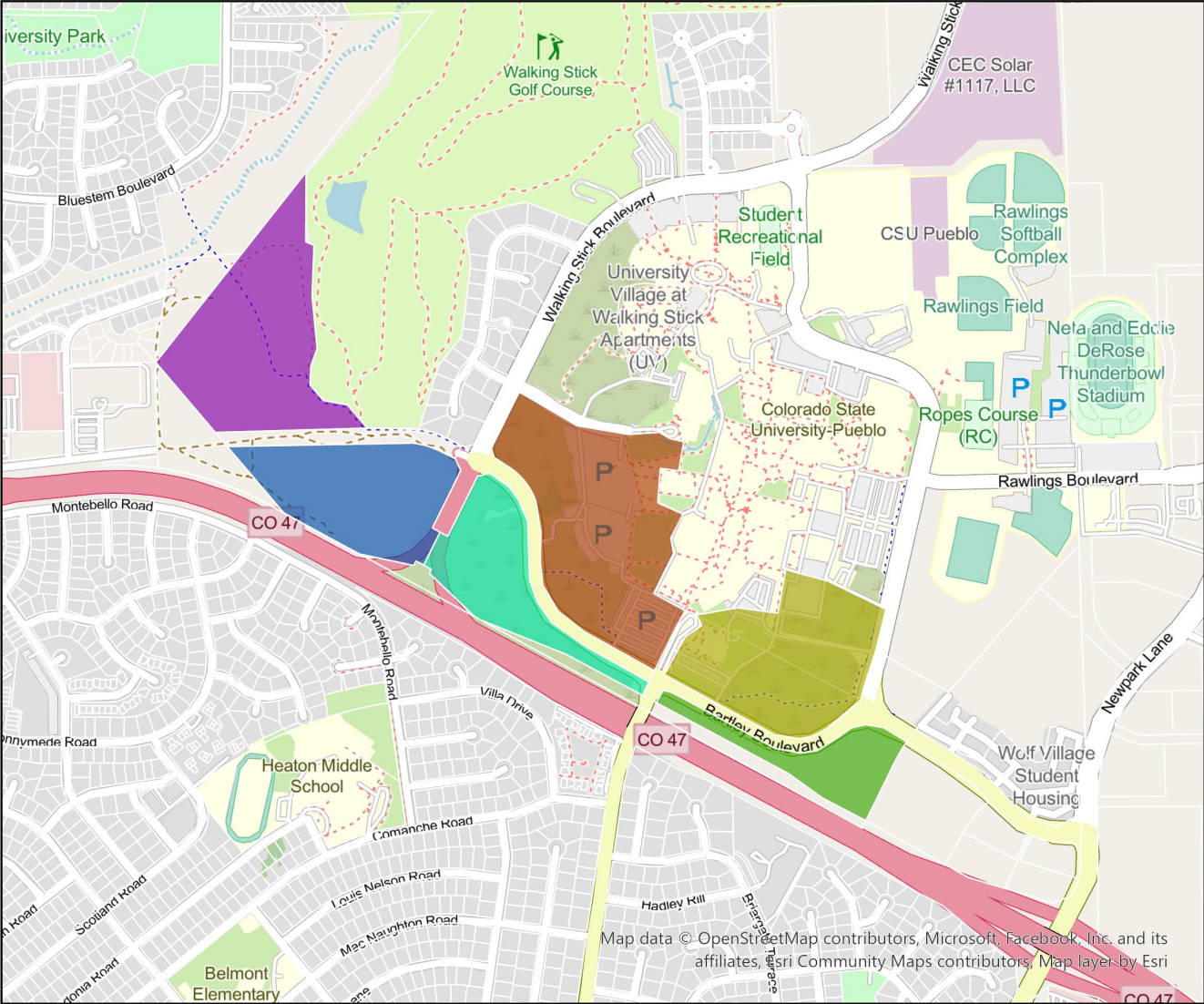
CSU Pueblo Feasibility Study - Planning Areas Map



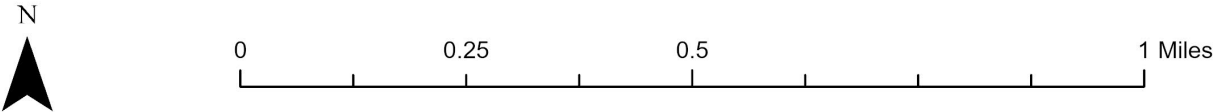
CSU Campus Development Project
Pueblo Parcels 2023



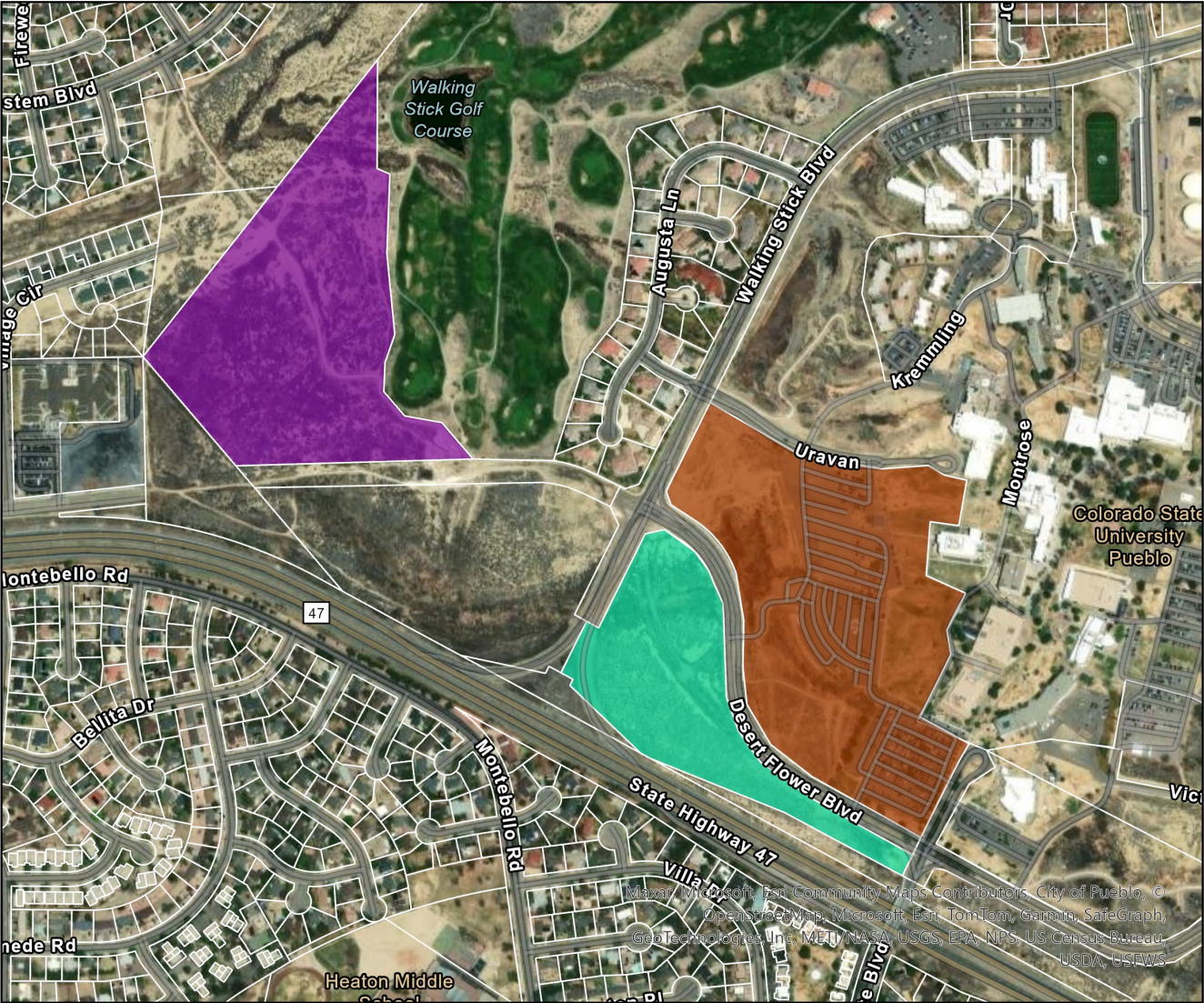
CSU Pueblo Feasibility Study - Planning Areas Map



- PA-1 (24 Acres)
 - PA-2 (18 Acres)
 - PA-3 (29 Acres)
 - PA-4 (13 Acres)
 - PA-5 (8 Acres)
 - PA-6 (22 Acres)
- Pueblo Parcels 2023



CSU Pueblo Feasibility Study - Development Focus Areas



- PA-1 (24 Acres)
 - PA-3 (29 Acres)
 - PA-4 (13 Acres)
- Pueblo Parcels 2023



Conceptual Development Plan





LEGEND

- 1. MIXED USE COMMERCIAL/RESIDENTIAL CORNER ANCHOR
 - 1A. CORNER MARKET
 - 1B. WELCOME CENTER/COFFEE SHOP/ BOOKSTORE
 - 1C. COMMERCIAL TENANT SPACE
 - 1D. 2 STORIES RESIDENTIAL APARTMENT UNITS ABOVE
- 2. RESTAURANT PAD SITE
- 3. MIXED USE COMMERCIAL RESIDENTIAL
 - 1C. COMMERCIAL TENANT SPACE
 - 2 STORES RESIDENTIAL APARTMENT UNITS ABOVE
- 4. FAST FOOD / BEVERAGE PAD SITE
- 5. HOTEL
- 6. APARTMENTS
- 7. TOWNHOMES
- 8. NEW ROUNDABOUT
- 9. NEW CUL-DE-SAC AT CAMPUS ENTRY
- 10. DESERT FLOWER BLVD EXTENSION
- 11. CENTRAL GREEN/ BEER GARDEN
- 12. SINGLE FAMILY (56 LOTS)





1A Corner Market (Residential Apartments above)



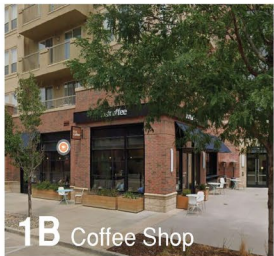
2 Restaurant



6 Apartments



7 Townhomes
Villas/Villa Bella, Pueblo



1B Coffee Shop



1B Welcome Center
Courtesy of SmithGroup



4 Fast Food



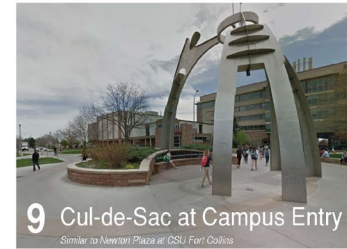
4 Drive-Through Beverage



8 New Roundabout



Signage and landscape opportunity



9 Cul-de-Sac at Campus Entry
Similar to Newton Plaza at CSU Fort Collins



Sculptural opportunity along de sac



3 Mixed Use Commercial & Residential



5 Hotel



11 Central Green/Beer Garden

Infrastructure Costs



Campus Development Cost Estimate

Engineer's Opinion of Probable Cost

				Length (FT)		2,400.00
Conceptual Planning				Description/Classification		Local Road
				Estimated Cost		
ITEM	DESCRIPTION	DETAIL (SIZES, TYPES, ETC)	QTY	UNITS	\$ / UNIT	Total Cost
1	Mobilization (10%)		1	Lump Sum	\$61,336	\$61,336
2	Traffic Control (1%)		1	Lump Sum	\$6,134	\$6,134
3	Clearing & Grubbing		1.30	Acres	\$5,000	\$6,500
4	Excavation (Unclassified)		2,933	Cubic Yds	\$10	\$29,333
5	Embankment (Compacted in Place)		2,933	Cubic Yds	\$10	\$29,333
6	Subgrade Prep		8,800	Square Yds	\$2	\$13,200
7	3/4-inch Minus Aggregate Base Course (Class 6)		3,049	Tons	\$40	\$121,968
8	3-inch Minus Aggregate Base Course (Class 2)		3,388	Tons	\$36	\$121,968
9	HBP (Asphalt)		2,079	Tons	\$140	\$291,060
10	Concrete Sidewalk (4-in)		1,350	SY	\$100	\$135,000
11	Water Main		4,460	LFT of Roadway	\$196	\$874,160
12	Sewer Main		2,000	LFT of Roadway	\$154	\$308,000
13	Dry Utilities (Electric/Fiber/ Gas)		2,400	LFT of Roadway	\$106	\$254,400
14	Drainage Improvements		2,400	LFT of Roadway	\$100	\$240,000
15	Signage and Striping		1	Lump Sum	\$6,134	\$6,134
16	Roundabout		2	Lump Sum	\$330,000	\$660,000
17	Topsoil, Seeding, Mulching, Stormwater Management (5%)		1	Lump Sum	\$30,668	\$30,668
18	Landscape (Street tracks/Median/etc) (10%)		1	Lump Sum	\$61,336	\$61,336
19	Entitlement, Engineering, Staking, Construction Administration (15%)		1	Lump Sum	\$92,004	\$92,004
Sub-Total						\$3,342,535
20% Contingency						\$668,507
Total						\$4,011,042

Desert Flower Blvd Extension Cost Estimate

Engineer's Opinion of Probable Cost						
Arterial (Desert Flower)						
				Length (FT)		2000.00
Conceptual Planning				Descrip/Classification		Desert Flower Ext.
			Estimated Cost			
ITEM	DESCRIPTION	DETAIL (SIZES, TYPES, ETC)	QTY	UNITS	\$ / UNIT	Total Cost
1	Mobilization (10%)		1	Lump Sum	\$109,233	\$109,233
2	Traffic Control (1%)		1	Lump Sum	\$10,923	\$10,923
3	Clearing & Grubbing		2.30	Acres	\$5,000	\$11,500
4	Excavation (Unclassified)		4,519	Cubic Yds	\$10	\$45,185
5	Embankment (Compacted in Place)		4,519	Cubic Yds	\$10	\$45,185
6	Subgrade Prep		13,556	Square Yds	\$2	\$20,333
7	3/4-inch Minus Aggregate Base Course (Class 6)		4,697	Tons	\$40	\$187,880
8	3-inch Minus Aggergate Base Course (Class 2)		6,417	Tons	\$36	\$231,000
9	HBP (Asphalt)		3,938	Tons	\$140	\$551,250
10	Concerete Sidewalk (4-in)		2,250	SY	\$100	\$225,000
11	Water Main		2,000	LFT of Roadway	\$196	\$392,000
12	Sewer Main		2,000	LFT of Roadway	\$154	\$308,000
13	Dry Utilities (Electric/Fiber/ Gas)		2,000	LFT of Roadway	\$106	\$212,000
14	Drainage Improvements		2,000	LFT of Roadway	\$100	\$200,000
15	Signage and Striping		1	Lump Sum	\$10,923	\$10,923
16	Roundabout		1	Lump Sum	\$330,000	\$330,000
17	Topsoil, Seeding, Mulching, Stormwater Management (5%)		1	Lump Sum	\$54,617	\$54,617
18	Landscape (Street tracks/Median/etc) (10%)		1	Lump Sum	\$109,233	\$109,233
19	Entitlement, Engineering, Staking, Construction Administration (15%)		1	Lump Sum	\$163,850	\$163,850
Sub-Total						\$3,218,114
20% Contingency						\$643,623
Total						\$3,861,737

Horizontal Infrastructure Cost Summary

Horizontal Infrastructure Cost Summary

Campus Infrastructure Total

\$4,011,042

Desert Flower Blvd. Extension Total

\$3,861,737

Total Horizontal Infrastructure Estimate

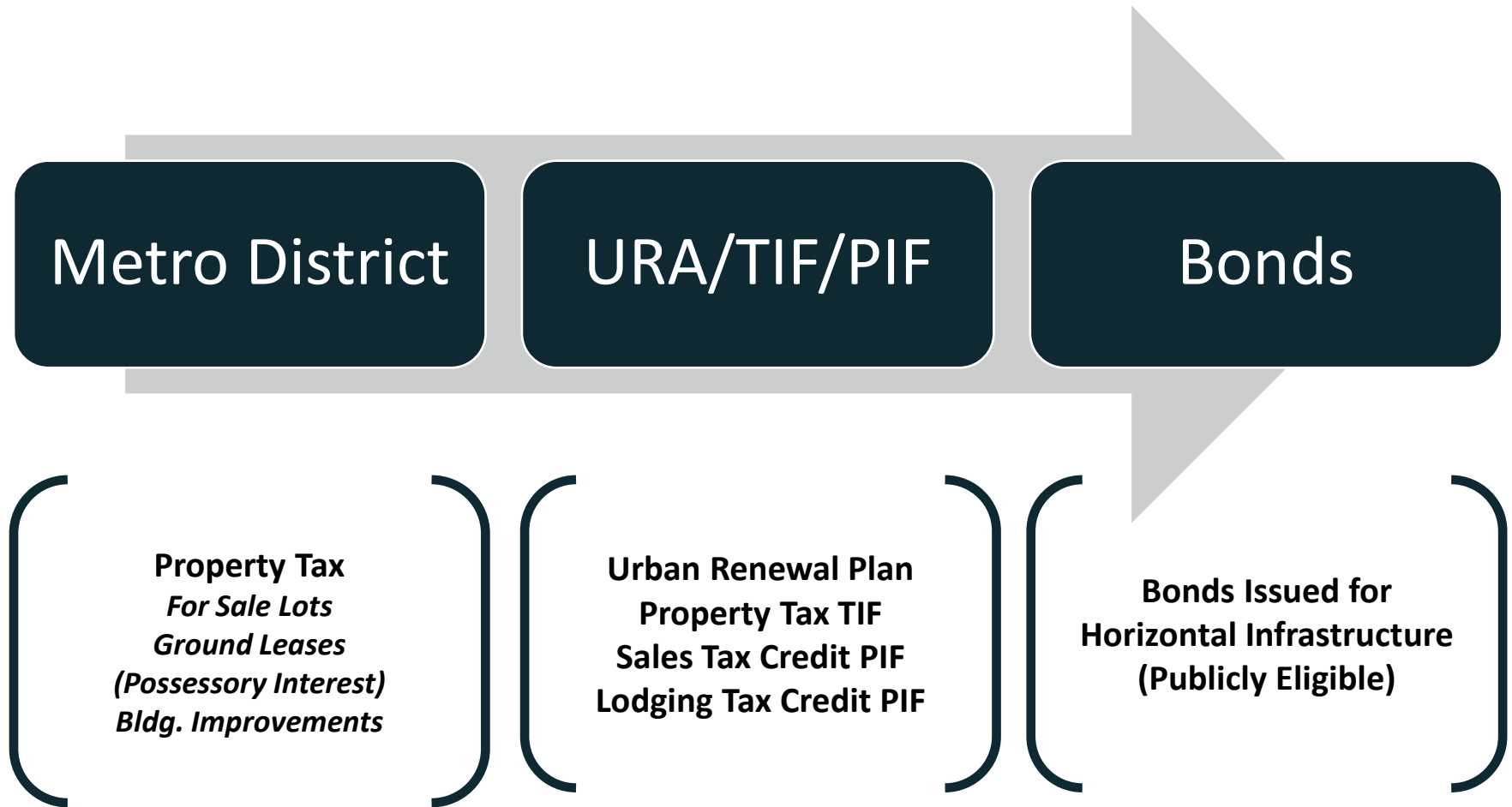
\$7,872,779



Public Finance Strategy



Public Finance Strategy



Discussion



City Attorney's Office

Roles and
Responsibilities

City Council's Ability to Hire Counsel

- ◆ City Council shall have the power to adopt all ordinances, resolutions or other legislation conducive to the welfare of the people of the City and not inconsistent with the Charter. (Charter 3-5)
- ◆ City Council has the power to hire the personnel necessary to enable the Council to adequately perform its duties. (Charter 3-5(g))
- ◆ The Department of Law shall exercise all legal and administrative function of the Municipal Government assigned by ordinance or general law to the city attorney. (Charter 6-2)
- ◆ No special counsel shall be retained to represent the Municipal Government or an agency except by the City Attorney, and such special counsel shall serve solely under his direction, provided that the Council may without recourse to the City Attorney retain special counsel in regard to any irregularity found by audit or any alleged dereliction in the executive departments. (Charter 6-7)

- ◆ Pueblo is one of only three cities in the State of Colorado with a strong mayor/city council form of government.
- ◆ The other cities are Denver and Colorado Springs.
- ◆ Both Denver and Colorado Springs assign attorneys from within their respective law departments to represent the legislative branch (City Council) and the executive branch (the Mayor).

Other Cities Similarly Situated

City Attorney's Office represents the best interests of the City.

- ◆ The City Attorney's Office represents the City, acting through its various representatives: City Council, the Mayor, City Departments, Enterprises, Boards and Commissions, and City staff.
- ◆ It acts as legal advisor to City Council, the Mayor, City Departments, Enterprises, Boards and Commissions, and City staff.
- ◆ The City Attorney assigns attorneys within the office to support and advise City Council, the Mayor, City Departments, Enterprises, Boards and Commissions, and City staff.
- ◆ Every lawyer in the office exercises independent professional judgment and renders candid advice.
- ◆ Required to give candid advice even if it will be disliked.

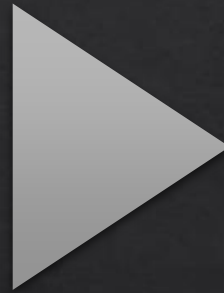
Outside Counsel Is Hired If:

- ◇ Complex or specialized areas of law are implicated by a situation and the Office lacks expertise in that particular area.
 - ◇ i.e. water law, certificates of purchase
- ◇ The Office lacks the resources to adequately handle a matter.
 - ◇ i.e. some litigation cases, some boards and commissions
- ◇ Potential conflicts exist in a case.
 - ◇ i.e. claims made by employees against the city

- ◆ Conflict with interests of the City
 - ◆ Client will be City Council and not the City as a whole
 - ◆ Duty to City Council even if action is detrimental to the City
 - ◆ Competing legal opinions
 - ◆ Delays resolution of issues and matters before City Council
 - ◆ How will conflicts be resolved?
- ◆ Not readily available
- ◆ Does not have ready access to city information or staff
- ◆ Will not have institutional knowledge
- ◆ Cost is typically \$300-\$500/hour (15 hours/wk x \$400/hour = \$312,000 annually)

Concerns

A Charter amendment is necessary for City Council to hire its own attorney.



Can put a question on the ballot for November, 2025.

Need Council Direction

To determine which provisions of the Charter must be amended and to draft any potential ballot language, City Council must decide:

1. What authority it wants this attorney to have; and
2. How it wants to resolve conflicts.

Questions?